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DEPARTMENT OF CITY PLANNING 450 McAllister St. - 5th Floor

(415) 558-5261

NOTICE THAT AN  
ENVIRONMENTAL IMPACT REPORT  
IS DETERMINED TO BE REQUIRED

DOCUMENTS DEPT.

SEP 13 1982

Date of this Notice: September 10, 1982

SAN FRANCISCO  
PUBLIC LIBRARY

Lead Agency: City and County of San Francisco, Department of City Planning  
450 McAllister St. - 5th Floor, San Francisco CA 94102

5/S

Oshima

Tel: (415) 558-5261

Project Sponsor: Braemer Holdings

Project Contact Person: Tai Associates

San Francisco Public Library



Government Information Center  
San Francisco Public Library  
100 Larkin Street, 5th Floor  
San Francisco, CA 94102

REFERENCE BOOK

Not to be taken from the Library

Mission Streets, northeast corner

Block 3750 Lot 73

Construction of six-story, approximately 238,000 square  
feet office; 10,000 square feet retail) on existing  
street parking variance.

ICANT EFFECT ON THE ENVIRONMENT AND AN ENVIRONMENTAL  
is determination is based upon the criteria of the  
ary for Resources, Sections 15081 (Determining Signi-  
ry Findings of Significance) and 15084 (Decision to

prepare an EIR), and the following reasons, as documented in the Initial Evalua-  
tion (initial study) for the project, which is on file at the Department of City  
Planning:

Please see attached initial study

for Filing of an Appeal of this Determination to the City Planning Commis-  
September 20, 1982.

D  
REF  
711.4097  
Se242fi

requires 1) a letter specifying the grounds for the appeal, and 2) a  
filing fee.

*Alec S. Bash*  
Alec S. Bash, Environmental Review Officer





DEPARTMENT OF CITY PLANNING 450 McAllister St. - 5th Floor

(415)558-5261

NOTICE THAT AN  
ENVIRONMENTAL IMPACT REPORT  
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Date of this Notice: September 10, 1982

SAN FRANCISCO  
RECEIVED

Lead Agency: City and County of San Francisco, Department of City Planning  
450 McAllister St. - 5th Floor, San Francisco CA 94102

Agency Contact Person: Diane Oshima

Tel: (415) 558-5261

Project Title: 82.241E: Office Project Project Sponsor: Braemer Holdings

Project Contact Person: Tai Associates

Project Address: 2nd and Harrison Streets, northeast corner

Assessor's Block(s) and Lot(s): Block 3750 Lot 73

City and County: San Francisco

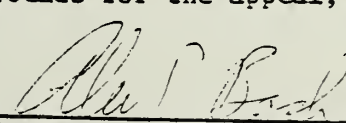
Project Description: New construction of six-story, approximately 238,000 square foot structure (228,000 square feet office; 10,000 square feet retail) on existing parking lot, requiring an off-street parking variance.

THIS PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED. This determination is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15081 (Determining Significant Effect), 15082 (Mandatory Findings of Significance) and 15084 (Decision to Prepare an EIR), and the following reasons, as documented in the Initial Evaluation (initial study) for the project, which is on file at the Department of City Planning:

Please see attached initial study

Deadline for Filing of an Appeal of this Determination to the City Planning Commission: September 20, 1982

An appeal requires 1) a letter specifying the grounds for the appeal, and 2) a \$35.00 filing fee.

  
Alec S. Bash, Environmental Review Officer





# DEPARTMENT OF CITY PLANNING

450 McAllister Street • San Francisco • CA 94102

DOCUMENTS DEPT.

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FINAL  
INITIAL STUDY  
TAI ASSOCIATES  
SECOND AND HARRISON PROJECT  
DCP FILE 82.241E  
SEPTEMBER 10, 1982





FINAL  
INITIAL STUDY  
TAI ASSOCIATES  
SECOND AND HARRISON PROJECT  
82.241E  
SEPTEMBER 10, 1982

## I. PROJECT DESCRIPTION

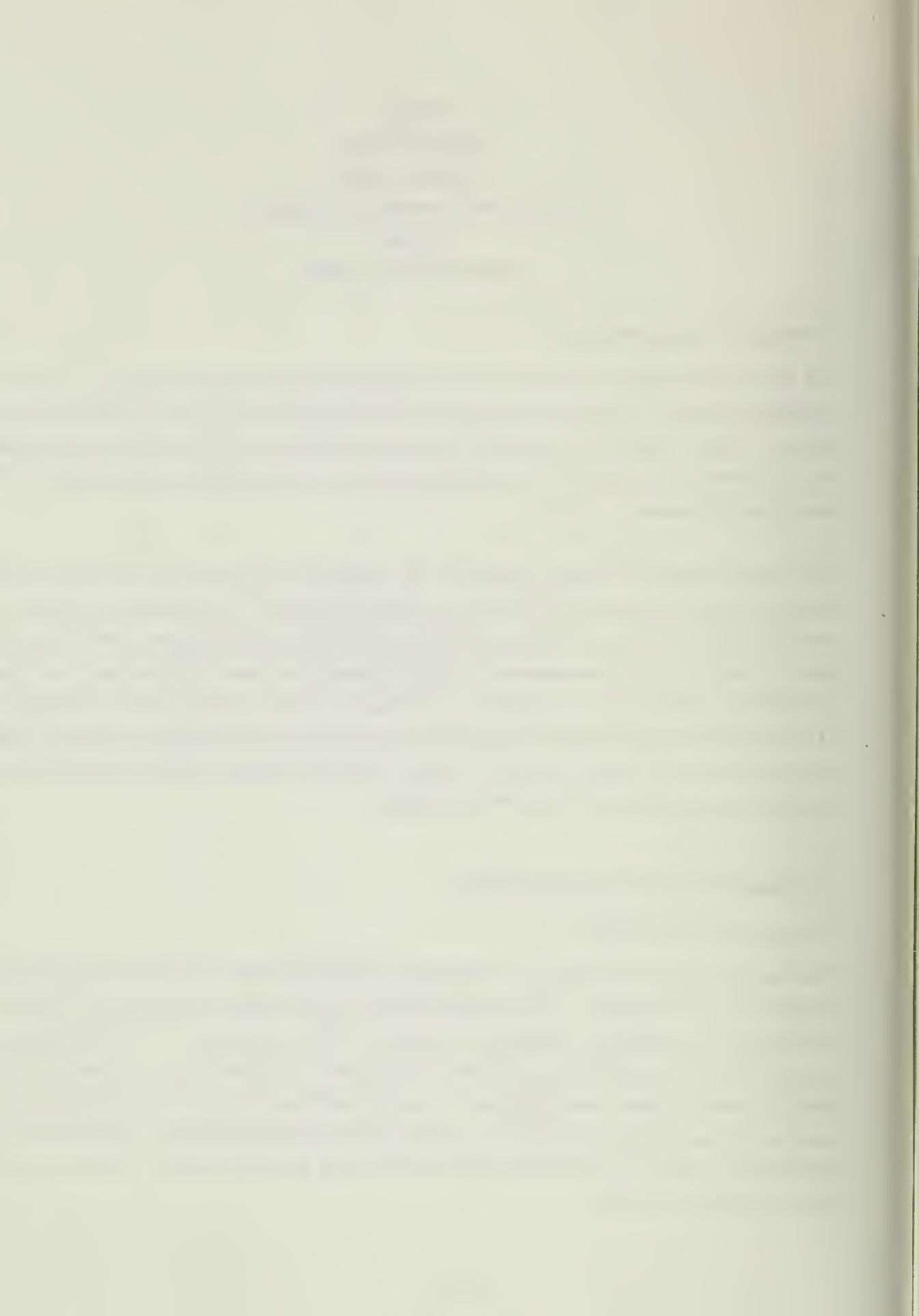
The Second and Harrison Project would be located on Assessors Block 3750, Lot 73 at the northwest corner of the Second/Harrison Street intersection in a M-1 (Light Industrial) District (Figure 1, page 2). The 43,862.5 square-foot site is close to freeway access ramps and is currently occupied by an asphalt parking lot which provides approximately 150 public parking spaces.

The project sponsor, Braemar Holdings, SA, proposes to construct a six-story office building including ground floor retail space (Figure 2, page 3). The structure would be 78 feet high (Figure 3, page 4) and would cover approximately 38,000 square feet of ground area. It would contain approximately 228,000 gross square feet of office floor area and 10,000 gross square feet of retail floor area (Figures 4 and 5, pages 5 and 6). Parking for 114 vehicles would be provided in one basement level excavated to approximately 12 feet below the surface (Figure 6, page 7). Access to parking facilities, loading facilities and pedestrian access would be from Harrison Street.

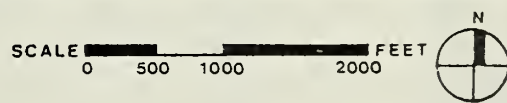
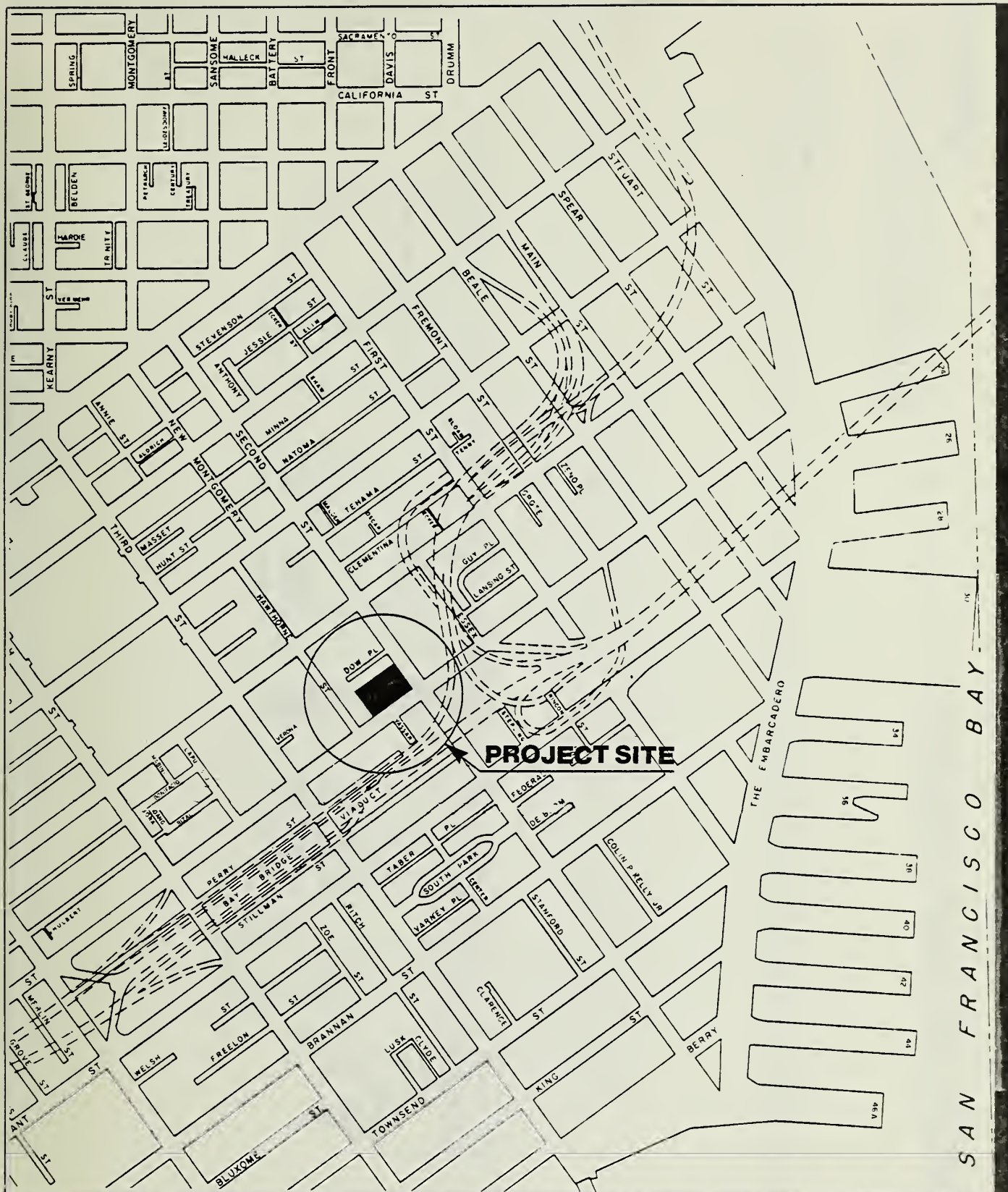
## II. SUMMARY OF POTENTIAL EFFECTS

### A. SIGNIFICANT EFFECTS

The Second and Harrison Project is examined in this Initial Study to identify its potential effects on the environment. The proposed project may generate environmental impacts that could be considered significant and these will be analyzed in an Environmental Impact Report. Potential environmental effects from the project include effects on land use; surrounding views from adjacent or nearby buildings; population, employment and housing; transportation, circulation and parking; noise; localized impacts in wind patterns; cumulative effects on fire protection services and energy; geology; water use; and archaeological resources.







2nd Street/Harrison Street

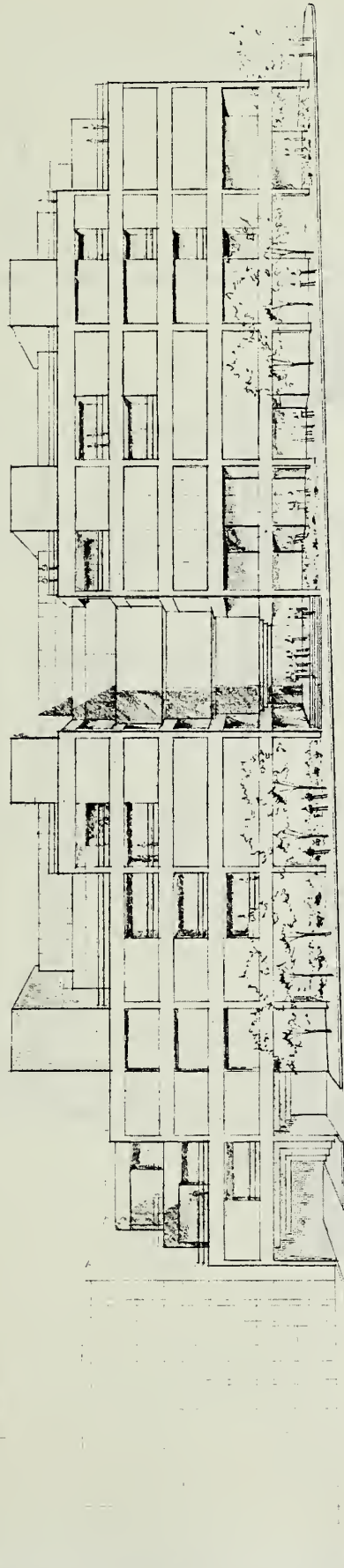
SITE LOCATION MAP

Figure 1



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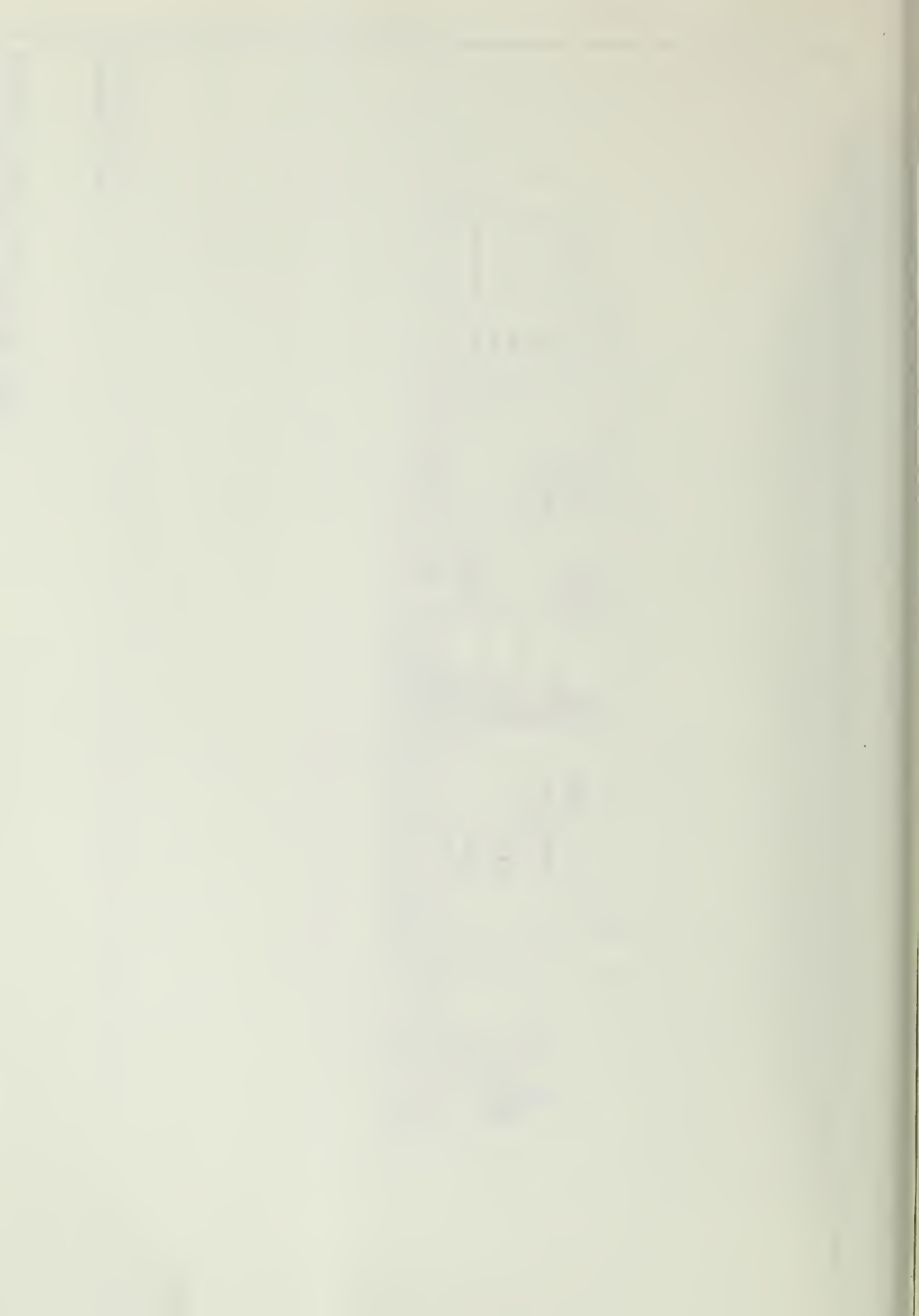


NOT TO SCALE

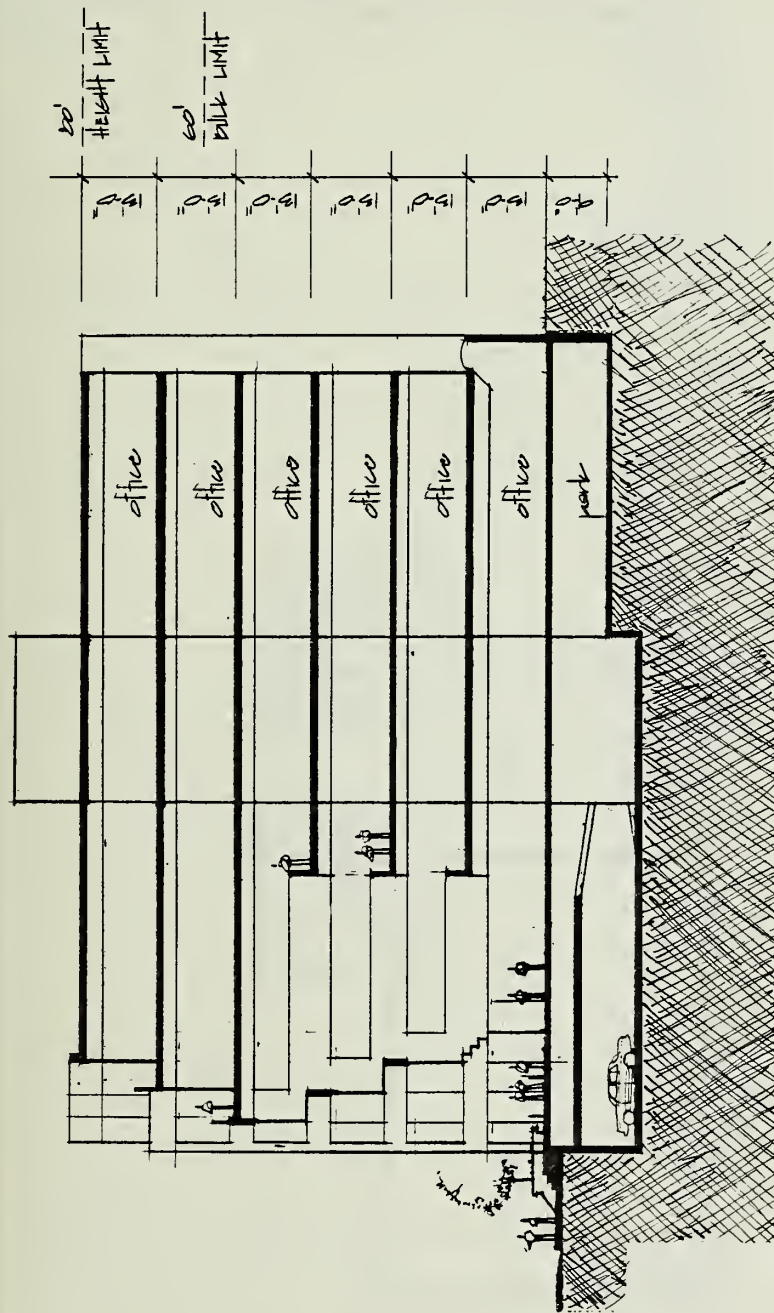
2nd Street/Harrison Street

BUILDING PERSPECTIVE FROM HARRISON  
STREET

**Figure-2**





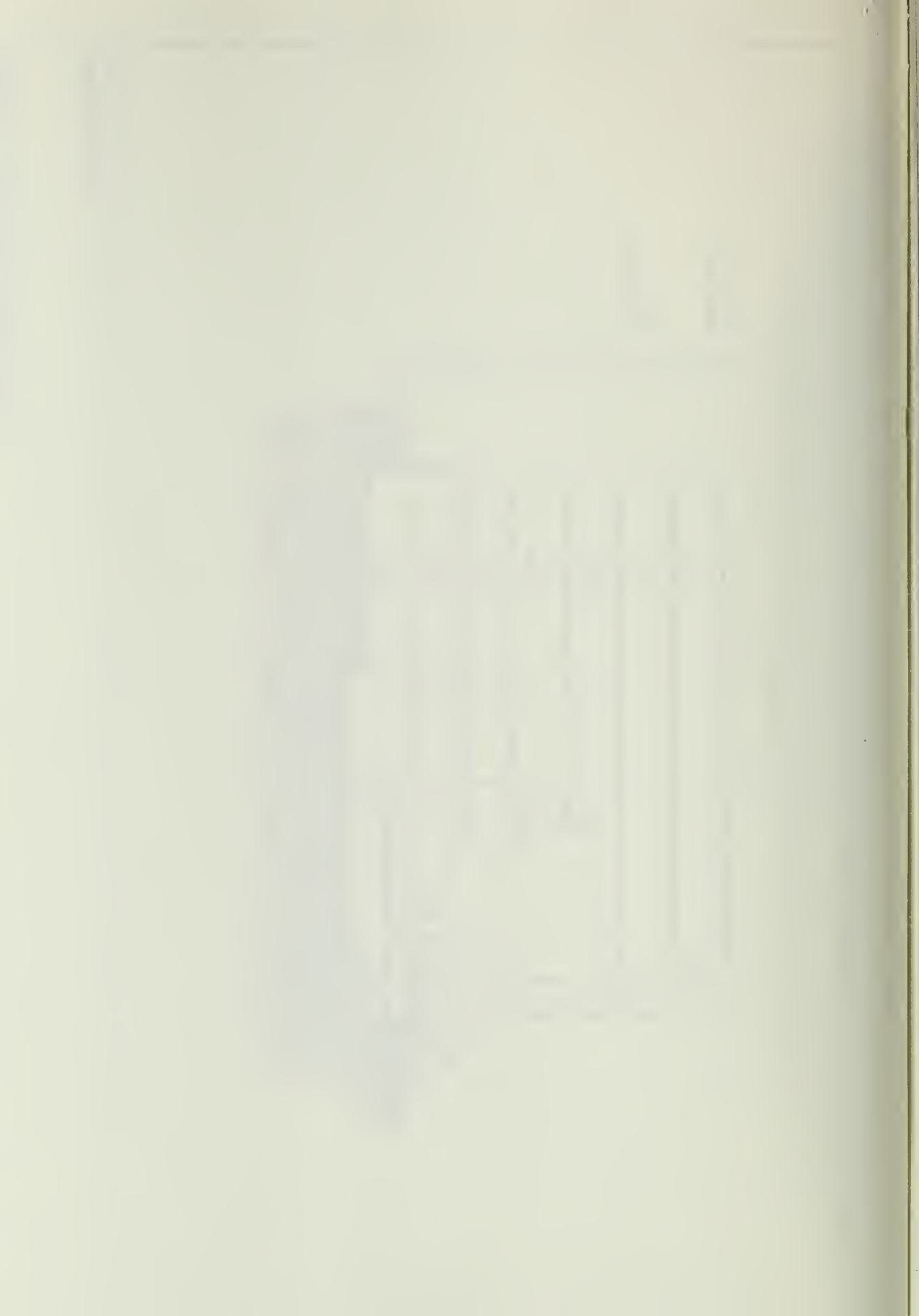


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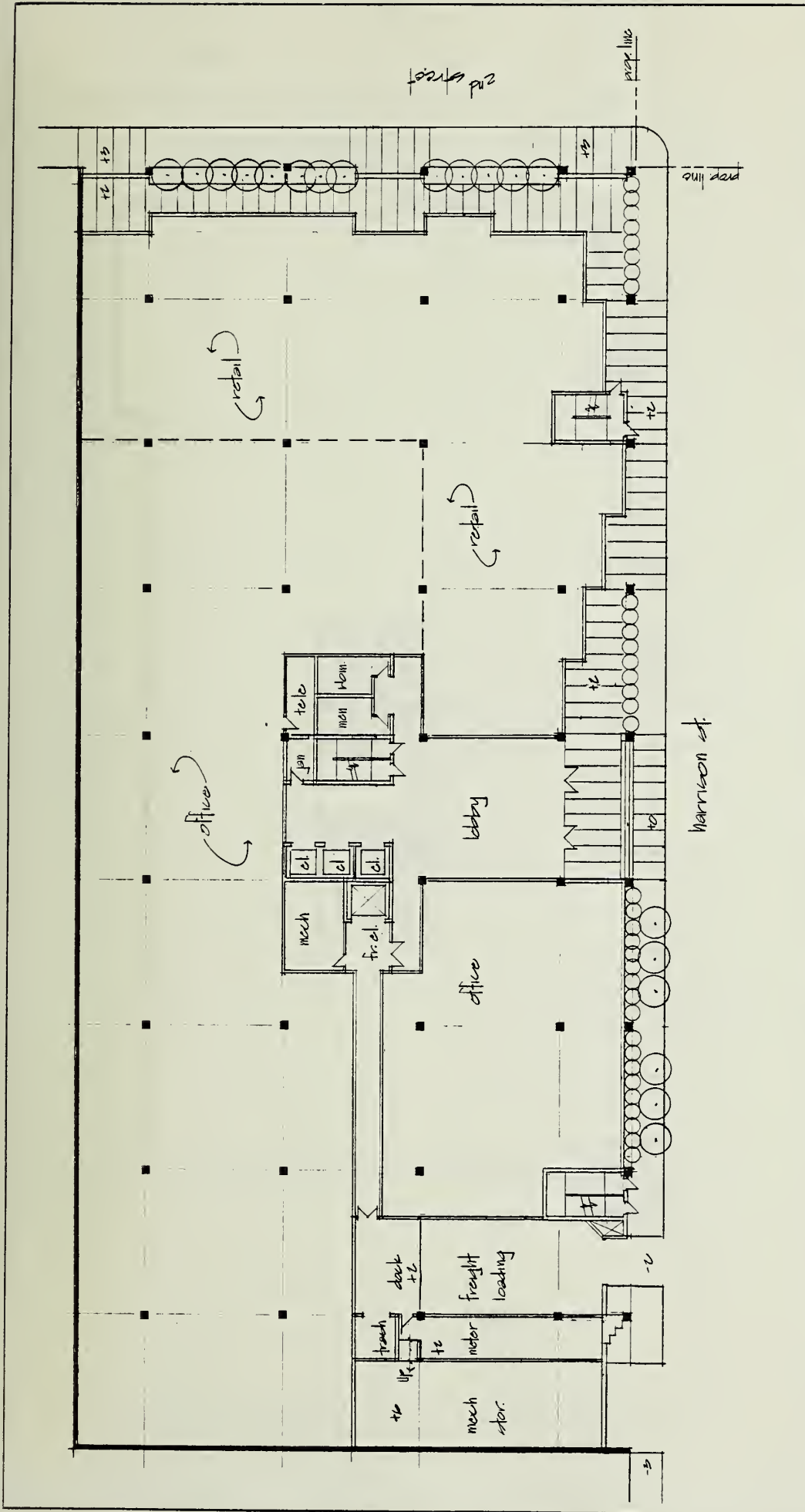
2nd Street/Harrison Street

SECTION FROM 2nd STREET

Figure-3





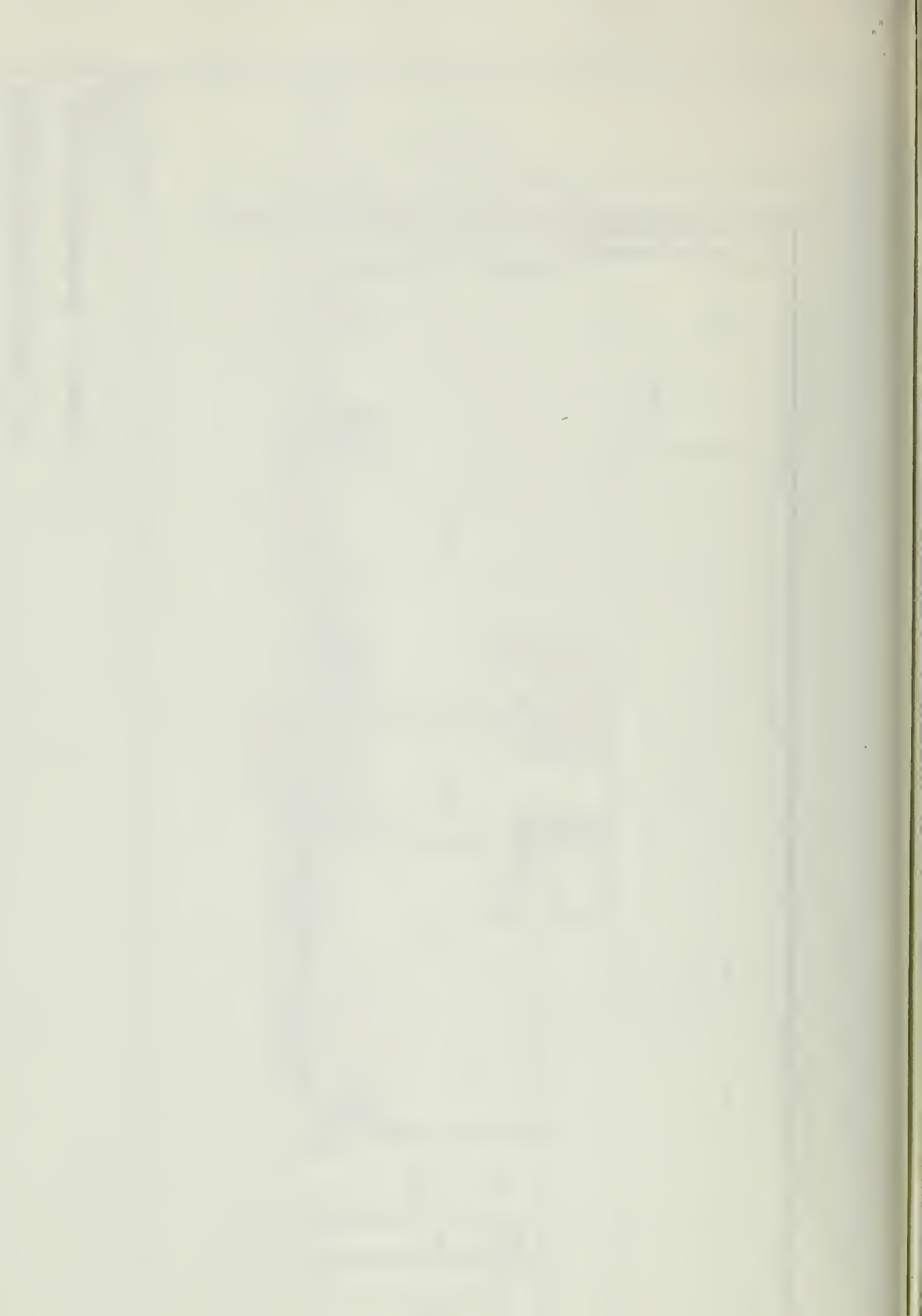


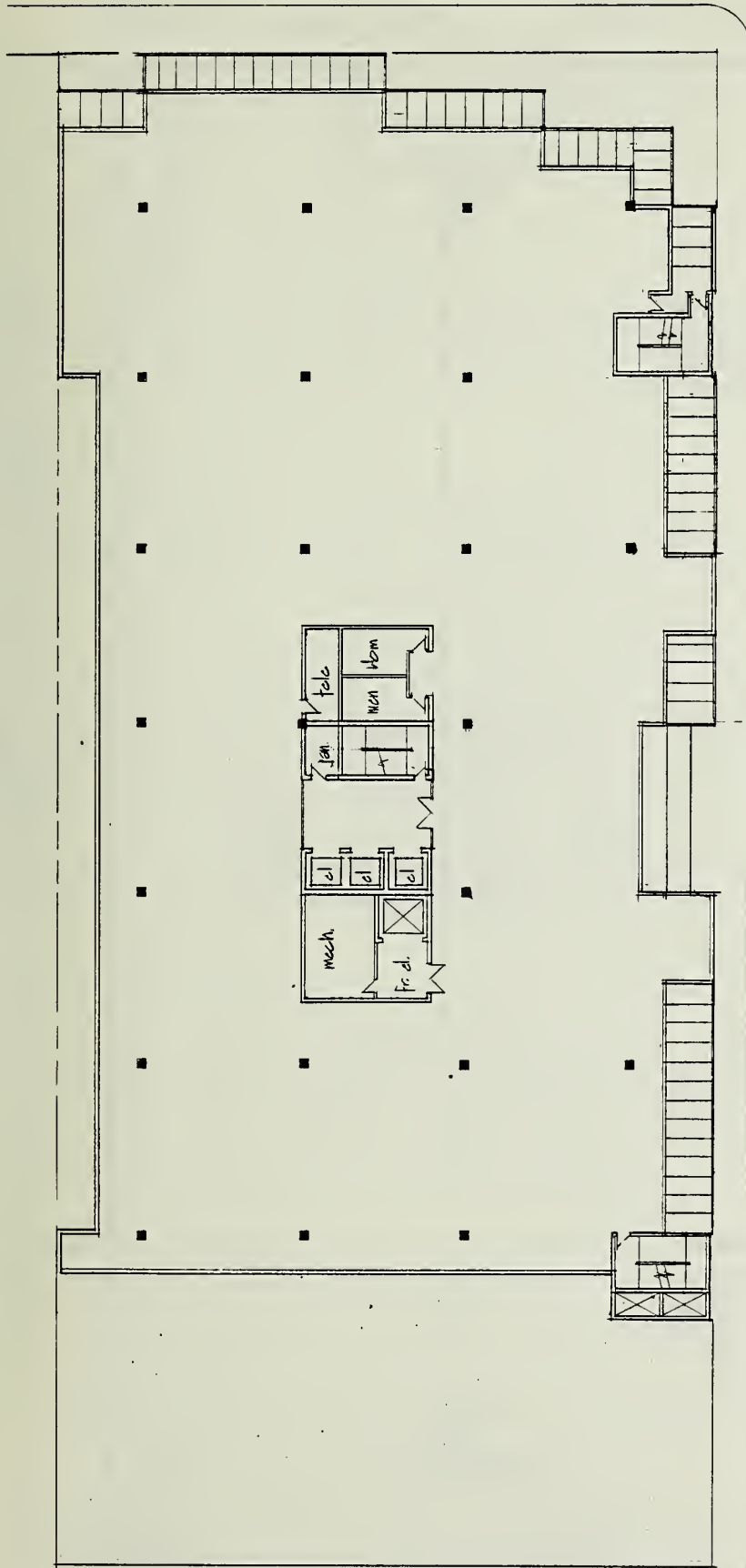
SCALE 0 10 20 40 FEET

2nd Street/Harrison Street

BUILDING FLOOR PLANS: FIRST FLOOR

Figure-4





2nd Street/Harrison Street

BUILDING FLOOR PLANS: SIXTH FLOOR

Figure • 5









## B. INSIGNIFICANT EFFECTS

The proposed Second and Harrison Project would not have significant environmental effects on the areas indicated below. These potential environmental issues require no further study and will not be addressed in the subsequent EIR.

### 1. Relocation

The project site is currently used as a public self-serve surface parking lot and would not require relocation of housing or businesses or a displacement of people in order to clear the site.

### 2. Road Construction

The project would not create a need for additional public roads.

### 3. Noise

Construction noise impacts will be discussed in the EIR, however, existing noise levels would not increase upon project completion and will not be addressed in the EIR.

### 4. Odors/Burning of Materials

Construction and operation of the proposed project would not create objectionable odors nor would the project involve burning any materials.

### 5. Utilities and Public Services

The increased demand for public services and utilities generated by the proposed project would not require additional personnel or equipment and requires no further study. The cumulative impacts of the proposed project, however, could have significant impacts on fire protection services and will be discussed in the EIR.

### 6. Biology

The proposed project would have no effect on plant or animal life on the project site or surrounding area.

### 7. Water

The site is currently covered by an asphalt parking lot with no surface water. Alterations to drainage patterns, therefore, will not be discussed in the EIR.



### 8. Hazards

The proposed project would not be affected by hazardous uses or health hazards in the area nor would there be a potential for health hazards. An evacuation and emergency response plan would be developed by the project sponsor as part of the project.

### 9. Cultural

The proposed project would not impact a historic site, structure or building or affect any unique ethnic or cultural values. No significant archaeological resources are known to exist on-site, however, the project sponsor has included a mitigation measure to resolve potential impacts.

## III. ENVIRONMENTAL EVALUATION CHECKLIST

### A. GENERAL CONSIDERATIONS

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
1. Would the project conflict with objectives and policies in the Comprehensive Plan (Master Plan) of the City?	<u>      </u>	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>  X  </u>
2. Would the project require a variance, or other special authorization under the City Planning Code?	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>  X  </u>
3. Would the project require approval of permits from City Departments other than DCP or BBI, or from Regional, State or Federal Agencies?	<u>      </u>	<u>      </u>	<u>  X  </u>	<u>      </u>	<u>  X  </u>
4. Would the project conflict with adopted environmental plans and goals?	<u>      </u>	<u>      </u>	<u>  X  </u>	<u>      </u>	<u>  X  </u>

The project would generally respond to the City's Comprehensive Plan and this issue will be discussed in the EIR.

The project would require a variance for a reduction in the number of off-street parking spaces required. The Planning Code requires 476 parking spaces for the project as proposed,<sup>1</sup> whereas, the project would seek to provide 114 below-grade parking spaces.

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<sup>1</sup> City and County of San Francisco, Planning Code, Section 150 and 151, 1979 edition.



The proposed project would not require approval of City, Regional, State or Federal permits other than those issues by the Department of City Planning and the Bureau of Building Inspection.

Except for the parking variance, the development would conform with the provisions and intent of the Planning Code. The proposed development would not conflict with adopted environmental plans and goals.

## B. ENVIRONMENTAL IMPACTS

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
1. <u>Land Use.</u> Would the proposed projects:					
a. Be different from surrounding land uses?	___	<u>X</u>	___	___	<u>X</u>
b. Disrupt or divide the physical arrangement of an established community?	___	___	<u>X</u>	___	<u>X</u>

These issues will be addressed in the EIR.

2. <u>Visual Quality and Urban Design.</u> Would the proposed project:					
a. Obstruct or degrade any scenic view or vista open to the public?	___	<u>X</u>	___	___	<u>X</u>
b. Reduce or obstruct views from adjacent or nearby buildings?	<u>X</u>	___	___	___	<u>X</u>
c. Create a negative aesthetic effect?	___	<u>X</u>	___	___	<u>X</u>
d. Generate light or glare affecting other properties?	___	<u>X</u>	___	___	<u>X</u>

These matters will be discussed in the EIR.

3. <u>Population/Employment/Housing.</u> Would the proposed project:					
a. Alter the density of the area population?	<u>X</u>	___	___	___	<u>X</u>
b. Have a growth-inducing effect?	___	<u>X</u>	___	___	<u>X</u>





	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N / A</u>	<u>Disc .</u>
c. Require relocation of housing or businesses, with a displacement of people, in order to clear the site?	<u>      </u>	<u>      </u>	<u>  X  </u>	<u>      </u>	<u>      </u>
d. Create or eliminate jobs during construction and operation and maintenance of the project?	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>  X  </u>
e. Create an additional demand for housing in San Francisco?	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>  X  </u>

The issues relating to housing, alteration of population density, employment impacts and growth inducement will be analyzed in the EIR.

4. Transportation/Circulation. Would the construction or operation of the project result in:

a. Change in use of existing transportation systems (transit, roadways, pedestrian ways, etc.)?	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>  X  </u>
b. An increase in traffic which is substantial in relation to existing loads and street capacity?	<u>      </u>	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>  X  </u>
c. Effects on existing parking facilities, or demand for new parking?	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>  X  </u>
d. Alteration in current patterns of circulation or movement of people and/or goods?	<u>      </u>	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>  X  </u>
e. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	<u>      </u>	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>  X  </u>
f. A need for maintenance or improvement or change in configuration of existing public roads or facilities?	<u>      </u>	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>  X  </u>
g. Construction of new public roads?	<u>      </u>	<u>      </u>	<u>  X  </u>	<u>      </u>	<u>  X  </u>

The project would not create a need for additional public roads.

Project and cumulative impacts on traffic circulation, transit use and operation, parking and pedestrian hazards will be addressed in the EIR.



5. <u>Noise</u>	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Would the proposed project result in generation of noise levels in excess of those currently existing in the area?	—	—	<u>X</u>	—	<u>X</u>
b. Would existing noise levels impact the proposed use?	—	—	<u>X</u>	—	<u>X</u>
c. Are Title 25 Noise Insulation Standards applicable?	—	—	<u>X</u>	—	<u>X</u>

Noise levels in the area would not increase after project occupancy as vehicular trips to the site would be less than the amount that presently occurs due to the parking lot. Noise impacts would, however, occur during the construction period and will be further analyzed in the EIR.

Noise levels along Second, Folsom and Harrison Streets are generally traffic related on those streets.<sup>1</sup> Project-related traffic would constitute an increase of less than 1 dbA<sup>2</sup> over existing noise levels, an imperceptible amount to the human ear.

Title 25 Noise Insulation Standards are applicable to residential construction. These would not apply to the project since no on-site housing is proposed.

<sup>1</sup>San Francisco Department of City Planning, Final Environmental Impact Report, Second and Folsom Project, certified April 22, 1982.

<sup>2</sup>Decibel corrected for the variation in frequency response to the typical human ear at commonly encountered noise levels.

6. <u>Air Quality/Climate</u> . Would the proposed project result in:					
a. Violation of any ambient quality standard or contribution to an existing air quality violation?	—	<u>X</u>	—	—	<u>X</u>
b. Exposure of sensitive receptors to air pollutants?	—	—	<u>X</u>	—	<u>X</u>
c. Creation of objectionable odors?	—	—	<u>X</u>	—	<u>X</u>
d. Burning of any materials including brush, trees, or construction materials?	—	—	<u>X</u>	—	<u>X</u>
e. Alteration of wind, moisture, or temperature (including sun shading effects), or any change in climate, either locally or regionally?	<u>X</u>	—	—	—	<u>X</u>



Construction and operation of the proposed project would not create objectionable odors nor would they involve burning of any materials. Construction activities would generate dust emissions from the action of wind over exposed earth surfaces and these impacts will be addressed in the EIR.

Traffic-related air quality impacts and localized impacts on wind and sun shading will be evaluated in the EIR.

7. Utilities and Public Services. Would the  
proposed project:

Yes    Maybe    No    N /A    Disc .

- a. Have an effect upon, or result in a need for, new or altered governmental services in any of the following?

fire protection	—	X	—	—	X
police protection	—	—	X	—	X
schools	—	—	X	—	X
parks or other recreational facilities	—	—	X	X	—
maintenance of public facilities	—	—	X	—	—
power or natural gas	—	—	X	—	X
communications systems	—	—	X	—	X
water	—	—	X	—	X
sewer/storm water drainage	—	—	X	—	X
solid waste collection and disposal	—	—	X	—	X

The proposed development would increase the area of the site covered by building and increase the number of persons using the project area. Fire hazard may increase. The project would incorporate more extensive fire protection measures than most existing buildings in the area to comply with the more stringent code standards now in effect. Implementation of this project would not require additional staff or equipment and water pressure in the project area would be adequate for fire suppression; however, cumulative growth within the area could increase the demand for fire protection services<sup>1</sup> and will be further discussed in the EIR.

The proposed Second and Harrison development would increase population and property on the site, which could increase the opportunity for crime. Appropriate mitigation measures (alarms, adequate lighting in entry ways, closed-circuit camera systems, security personnel, etc.) would be incorporated into the project. The project would not create a need for additional personnel or equipment.<sup>2</sup>





The project does not contain any housing, therefore, it would not generate a demand on school services. The San Francisco Unified School District would be able to absorb any additional students as a result of projected cumulative growth within the area.<sup>3</sup>

It is not anticipated that the project would generate excessive demand on parks or other recreational facilities in the City or have any direct effect on the maintenance of public facilities.<sup>4</sup>

There would be a net increase in the consumption of energy generated by the proposed development. PG&E does not anticipate difficulty in providing the required amount of natural gas for electricity for the project.<sup>5</sup> Energy consumption impacts will be further discussed in the EIR. The project sponsor has indicated that the project would conform to state commission standards for nonresidential buildings (Title 24 of California Administrative Code).

There would be increased demand for communication systems generated by the proposed development. The existing facilities located in the intersection of Second and Harrison Streets would be sufficient for Pacific Telephone to provide service to the proposed project.<sup>6</sup>

The development would result in water consumption at the site of approximately 28,000 gallons per day (gpd). There is an eight-inch water main in Second Street. This is of adequate size to serve the demands of the proposed project, and the San Francisco Water Department does not anticipate any problems in the supply of water.<sup>7</sup>

The amount of wastewater generated by the project would be about the same as the water consumed. There is a 12-inch main in Harrison and a 15-inch sewer main in Second Street which would be adequate to handle increased surface flows as well as storm drainage. It is not anticipated that the City would have any difficulties providing services to the site.<sup>8</sup>

The proposed office building would generate about 2,200 pounds of solid waste each workday. The Golden Gate Disposal Company would remove solid waste and does not anticipate problems in meeting the demand generated by the proposed development. However, Golden Gate Disposal recommends that space be reserved for a garbage compactor.<sup>9</sup> The project sponsor would locate a trash compactor in the freight and loading area on the ground floor and encourage the recycling of materials such as glass, metal, paper products and newspaper.



- 
- <sup>1</sup>Edward J. Phipps, Assistant Chief, Support Services, San Francisco Fire Department, letter of June 28, 1982.
- <sup>2</sup>Sergeant Paul Libert, Planning and Research, San Francisco Police Department, letter of June 24, 1982.
- <sup>3</sup>Robert Walker, Manager, Student Assignments Office, San Francisco Unified School District, telephone communication, March 3, 1982.
- <sup>4</sup>Jim Rogers, Assistant Superintendent of Parks, Recreation and Parks Department, telephone communication, May 12, 1982.
- <sup>5</sup>Goerge G. Pavana, Industrial Power Engineer, Pacific Gas and Electric Company, letter of July 21, 1982.
- <sup>6</sup>G.F. Parish, Manager, Engineering Department, Pacific Telephone, letter of June 28, 1982.
- <sup>7</sup>George Nakagaki, Manager, San Francisco Water Department, City Distribution Division, letter of June 21, 1982.
- <sup>8</sup>Mervin Francies, Engineering Associate II, Engineering Division, Clean Water Program, San Francisco Department of Public Works, telephone conversation, June 25, 1982.
- <sup>9</sup>Fiore Garbarino, Service Manager, Golden Gate Disposal, telephone conversation, June 25, 1982.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
8. <u>Biology</u>					
a. Would there be a reduction in plant and/or animal habitat or interference with the movement of migratory fish or wildlife species?	—	—	<u>X</u>	—	<u>X</u>
b. Would the project affect the existence or habitat of any rare, endangered or unique species located on or near the site?	—	—	<u>X</u>	—	<u>X</u>
c. Would the project require removal of mature scenic trees?	—	—	<u>X</u>	—	<u>X</u>



The proposed development site is currently covered by an asphalt parking lot. There are no plant or animal habitats on the site. This matter does not require further discussion in the EIR.

9. <u>Land</u> (topography, soils, geology). Would proposed project result in or be subject to:	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N /A</u>	<u>Disc.</u>
a. Potentially hazardous geologic or soils conditions on or immediately adjoining the site (slides, subsidence, erosion, and liquefaction)?	<u>X</u>	<u>      </u>	<u>—</u>	<u>—</u>	<u>X</u>
b. Grading? (Consider height, steepness and visibility of proposed slopes, effect of grading on trees and ridge tops.)	<u>X</u>	<u>      </u>	<u>—</u>	<u>—</u>	<u>X</u>
c. Generation of substantial spoils during site preparation, grading, dredging or fill?	<u>X</u>	<u>      </u>	<u>—</u>	<u>—</u>	<u>X</u>

These matters require discussion in the EIR.

10. <u>Water</u> . Would the proposed project result in:	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N /A</u>	<u>Disc.</u>
a. Reduction in the quality of surface water?	<u>—</u>	<u>      </u>	<u>X</u>	<u>—</u>	<u>X</u>
b. Change in runoff or alteration in drainage patterns?	<u>—</u>	<u>      </u>	<u>X</u>	<u>—</u>	<u>X</u>
c. Change in water use?	<u>X</u>	<u>      </u>	<u>—</u>	<u>—</u>	<u>X</u>
d. Change in quality of public water supply or in quality or quantity (dewatering) of ground- water?	<u>—</u>	<u>      </u>	<u>X</u>	<u>—</u>	<u>X</u>

There is no surface water at the site. The site is currently impervious, covered by an asphalt parking lot. The proposed project would not alter this situation. Runoff would continue to drain into the combined City storm/sewer system. As indicated in this discussion under Utilities and Public Services, page 14 of this document, existing sewer mains would be adequate to handle increased surface flows as well as storm drainage. These matters require no further study in the EIR.





There would be an increase in water use on-site and this impact will be discussed in the EIR.

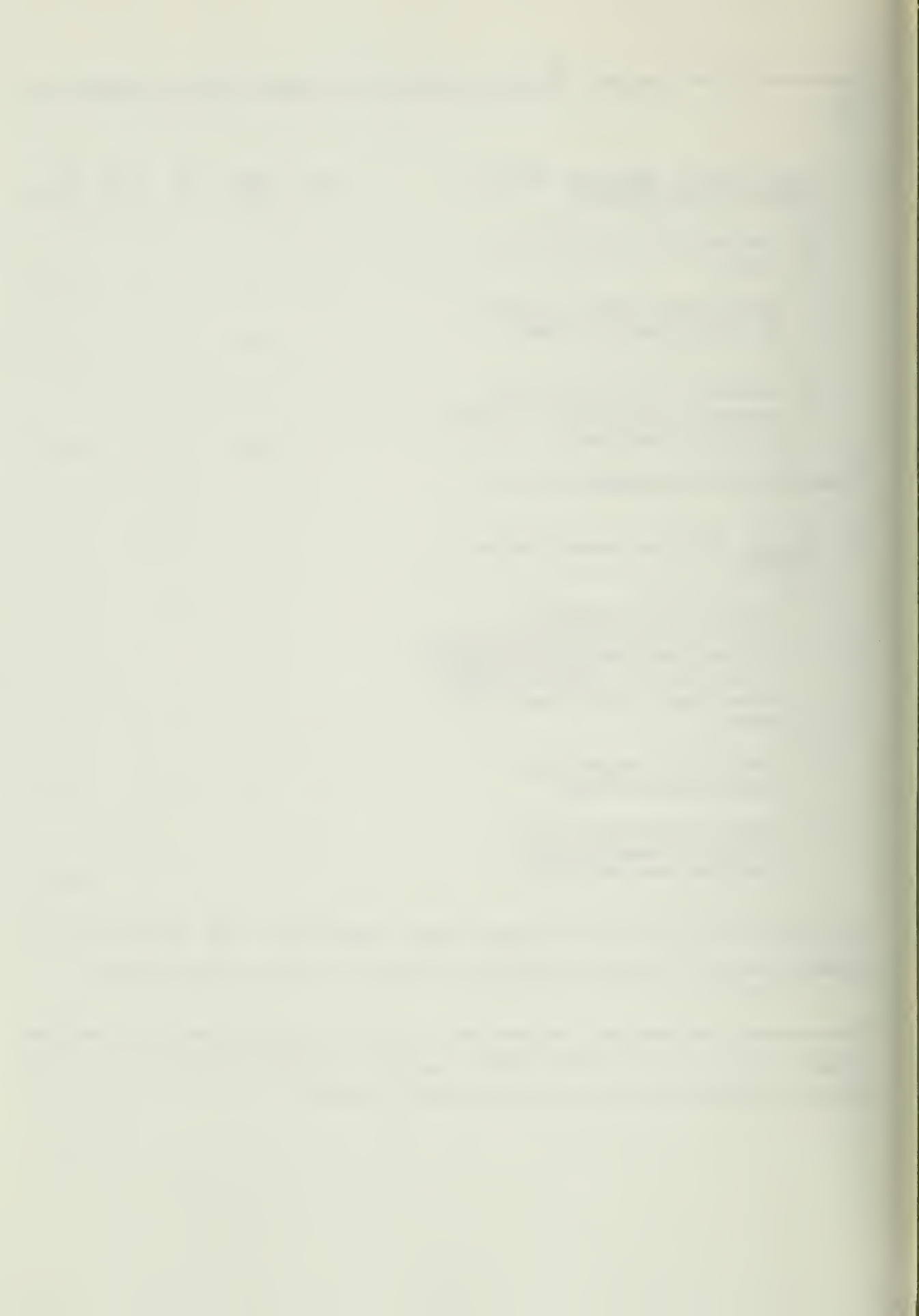
11. <u>Energy/Natural Resources</u> . Would the proposed project result in:	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N /A</u>	<u>Disc .</u>
a. Any change in consumption of energy?	<u>X</u>	<u>      </u>	<u>—</u>	<u>—</u>	<u>X</u>
b. Substantial increase in demand for existing energy sources?	<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>	<u>X</u>
c. An effect on the potential use, extraction, conservation or depletion of a natural resource?	<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>	<u>X</u>

These issues will be discussed in the EIR.

12. <u>Hazards</u> . Would the proposed project result in:	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N /A</u>	<u>Disc .</u>
a. Increased risk of explosion or release of hazardous substances (e.g., oil, pesticides, chemicals or radiation), in the event of an accident, or cause other dangers to public health and safety?	<u>—</u>	<u>—</u>	<u>X</u>	<u>—</u>	<u>X</u>
b. Creation of or exposure to a potential health hazard?	<u>—</u>	<u>—</u>	<u>X</u>	<u>—</u>	<u>X</u>
c. Possible interference with an emergency response plan or emergency evacuation plan?	<u>—</u>	<u>—</u>	<u>X</u>	<u>—</u>	<u>X</u>

It is not anticipated that the proposed project would result in any increased risk of explosion, release of hazardous substances or exposure to a potential health hazard.

An evacuation and emergency response plan would be developed as part of the proposed project (see C. MITIGATION MEASURES, page 18). The project's emergency plan would be coordinated with the City's emergency planning activities.



13. <u>Cultural</u> . Would the proposed project:	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N / A</u>	<u>Disc.</u>
a. Include or affect a historic site, structure, or building?	<u>      </u>	<u>      </u>	<u>  X  </u>	<u>      </u>	<u>  X  </u>
b. Include or affect a known archaeological resource or an area of archaeological resource potential?	<u>      </u>	<u>  X  </u>	<u>      </u>	<u>      </u>	<u>  X  </u>
c. Cause a physical change affecting unique ethnic or cultural values?	<u>      </u>	<u>      </u>	<u>  X  </u>	<u>      </u>	<u>  X  </u>

The project site is currently a parking lot with no existing structures. The project area is characterized by such uses as warehousing, light industrial, manufacturing, office and residential and is not representative of any particular ethnic or cultural area.

The project site has not been surveyed in the past,<sup>1</sup> therefore, the potential is unknown for encountering significant archaeological and historic resources during site preparation and this issue will be addressed in the EIR. The project sponsor has included a mitigation measure as part of the project which would address this possible impact (see C. MITIGATION MEASURES, 2, page 19).

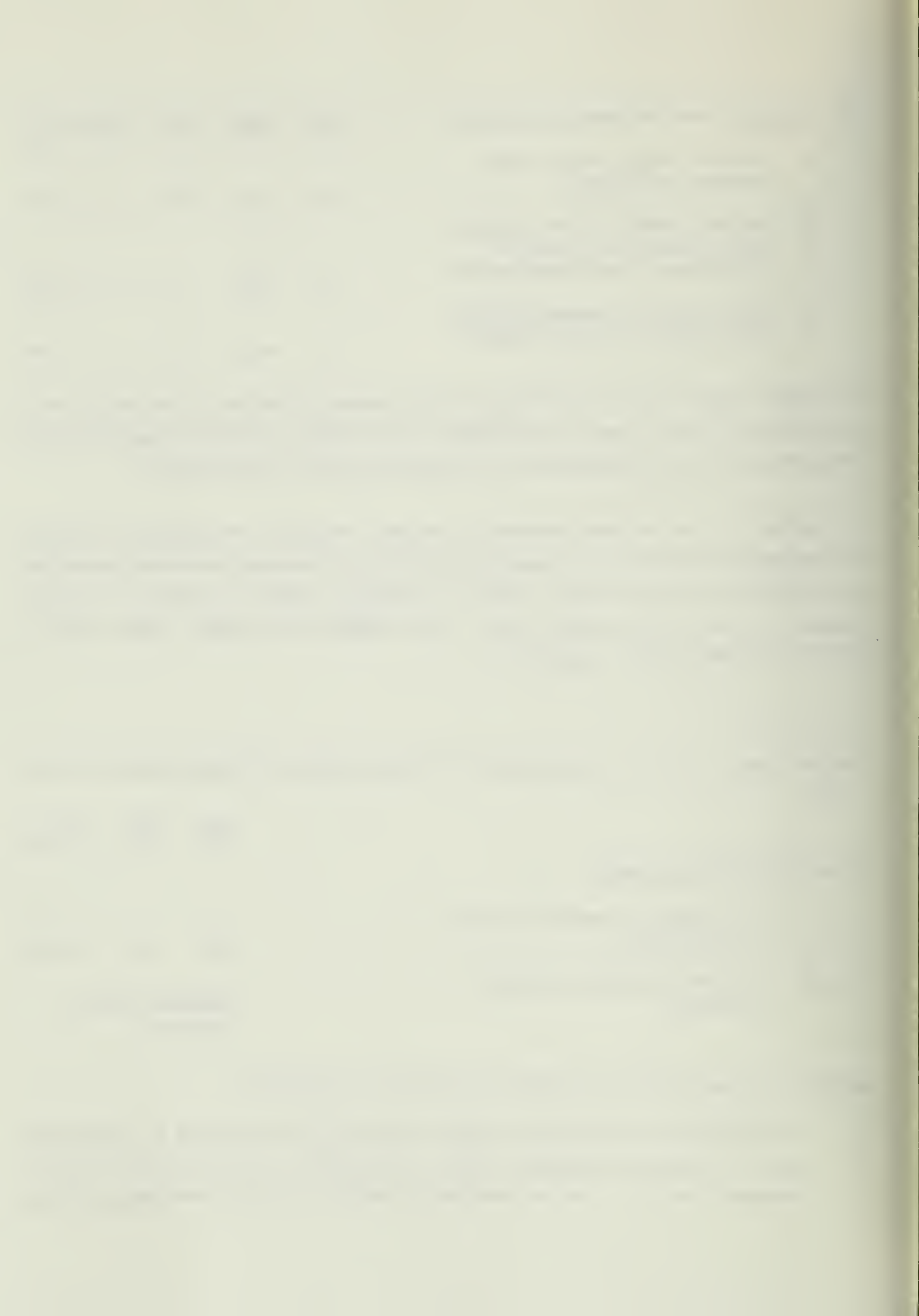
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<sup>1</sup>Arlyn Golder, California Archaeological Site Survey, Cabrillo College, letter of May 18, 1981.

	<u>Yes</u>	<u>No</u>	<u>Disc.</u>
C. MITIGATION MEASURES			
a. Are mitigation measures included in the project?	<u>  X  </u>	<u>      </u>	<u>  X  </u>
b. Are other mitigation measures available?			Possible if need is identified.

#### MITIGATION MEASURES INCLUDED AS PART OF THE PROJECT:

1. An evacuation and emergency response plan would be developed by the project sponsor or building management staff, in consultation with the Mayor's Office of Emergency Services, to ensure coordination between the City's emergency planning



activities and the project's plan and to provide for building occupants in the event of an emergency. The project's plan would be reviewed by the Office of Emergency Services and implemented by building management insofar as feasible before issuance by the Department of Public Works of final building permits.

2. If historical or archaeological resources are discovered during construction of the proposed project, the contractor would stop work in the area of the find and select a professional archaeologist or certified expert to permit professional evaluation of the find and determine the appropriate steps to be taken. The Office of Environmental Review, the President of the Landmarks Preservation Advisory Board, the Director of the Maritime Museum in San Francisco, and the California Archeological Site Survey Office at Sonoma State University, Rohnert Park, would be notified. Any artifacts found would become the property of the project sponsor. All recommendations would be sent to the State Office of Historic Preservation. Construction would be suspended for a maximum of four weeks to permit inspection, recommendations and retrieval, if judged appropriate.

Additional mitigation measures for the project will be discussed in the EIR if need is identified.

Yes      No      Disc.

#### D. ALTERNATIVES

- a. Were alternatives considered?   X                      X

Several alternatives to the proposed project were under consideration.

- No Project Alternative would address leaving the project site in its present state. This would allow another sponsor to develop the site at some future time. Also discussed under this alternative would be the effect of locating the proposed project in another Bay Area location.
- Alternative Design would address a project containing a south-facing public plaza area. This would increase the bulk and height of the structure and could require Conditional Use authorization and a Variance.
- Code Compliance Alternative would address a project which would require no variance for parking and would comply with all provisions of the Planning Code.

The above alternatives will be analyzed in the EIR.





### III. MANDATORY FINDINGS OF SIGNIFICANCE:

	Yes	No	<u>Disc.</u>
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of the major periods of California history or prehistory?	___	<u>X</u>	___
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	___	<u>X</u>	<u>X</u>
3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable? (Analyze in the light of past projects, other current projects, and probable future projects?)	<u>X</u>	___	<u>X</u>
4. Would the project cause substantial adverse effects on human beings, either directly or indirectly?	___	<u>X</u>	___
5. Is there a serious public controversy concerning the possible environmental effect of the project?	___	<u>X</u>	___

The effects of cumulative impacts and the short-term versus long-term environmental impacts for the project will be discussed in the EIR.



On the basis of this initial evaluation:

- ☐ I find the proposed COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Department of City Planning.
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures, in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

  
Robert W. Passmore  
Assistant Director-Planning

for

Dean Macris  
Director

Date: 9/8/02



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